



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:52:58
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002390 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-04200 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338485 MAPLE TRAIN REAL ESTATE LLC PO BOX 123 COLLINSVILLE OK 74021-0000 Parcel Location Situs 01402 N SIOUX AVE Subdivision Lot/Block / Parcel Size .31 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32203964 -95.59659636																																																																																																																									
BEG: 33.6' N SW/C TH N 83' E 165' S 83' W 165' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image																																						
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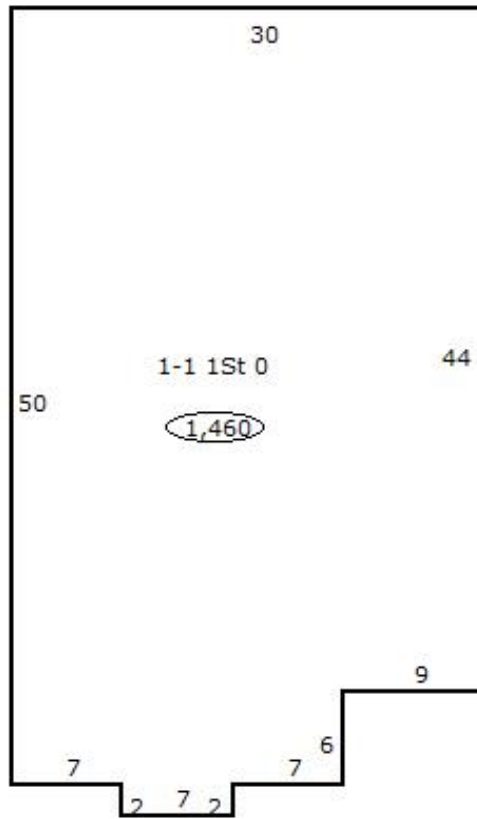
Date 04/18/2026

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Sketch Image

660002390



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	1-1 1St 0	1,460	1.000	1,460
Total Building Area						1,460		1,460



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Account 660002390
Parcel ID 21N16E-03-3-00000-000-0000
Cadastral ID 03-21-16-04200

Tax Area Code 17
Property Class UC
Owners Name MAPLE TRAIN REAL ESTATE LLC

Building Data

Building ID 1208
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,460
Average Perimeter 164
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1985
Effective Age 19
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3.5 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type Other
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0023.JPG
Image Date 6/13/2023
Image Name IMG_0023.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 111.86
Wall Cost 110.33
HVAC Cost 19.16
Basement Cost 0.00
Total Base Cost 241.35
Total Area 1,460
Base RCN 352,371
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 352,371
Physical Depreciation 36%
Functional Depreciation
Total Depreciation 36% (126,854)
Total RCNLD 225,517
Lump Sums
Total Building Value 225,517 \$ 154.46 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			2,720
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.47 x 2,720)		12,158	8,511	3,647
Total Site Improvement Value				3,647